

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF UNION CITY, TO CREATE PROVISIONS GOVERNING RESIDENTIAL TRANSIENT RENTAL UNITS.

WHEREAS, certain revisions to the Union City Zoning Ordinance are believed to be necessary and in the public interest; and

WHEREAS, the Union City Municipal/Regional Planning Commission has reviewed and recommended these revisions; and

WHEREAS, the Mayor and City Council of Union City has given due public notice of hearings on said amendments and has held public hearings in accordance with Section 13-7-203 of the Tennessee Code Annotated; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF UNION CITY:

SECTION 1. That Section 11-1354 be created as follows:

Residential Transient Rental Unit – A lodging establishment, located within a residential zoning district in which dwellings (or portions thereof), or dwelling units are rented for periods of less than 31 consecutive days. This term shall include what are commonly referred to as “Bed and Breakfasts,” “Short Term Vacation Rentals,” and “Air BNBs.”

SECTION 1. That Sections 11-1501.B7., 11-1502.C.7., 11-1503.C.7., 11-1505.B.7, and 11-1506.C.7. be deleted and re-created as follows:

Standards for Residential Transient Rental Units - The Board of Zoning Appeals may authorize the issuance of a special use permit for a Bed and Breakfast Inn after first holding a public hearing as provided in this section and subject to the following additional standards:

- A. A minimum of one (1) off street parking space, per room to be occupied by guests, shall be provided for in addition to any parking on the premises for permanent residents.
- B. The outside appearance of the dwelling unit shall maintain conformance with the general character of the neighborhood in which it is located.
- C. Signs identifying Residential Transient Rental Units by dwelling name shall be allowed, so long as they do not exceed three (3) square feet and are non-illuminated. Such Signs can only identify the dwelling and may not advertise the dwelling as any type of Residential Transient Rental Unit.
- D. New Residential Transient Rental Units shall not locate within 300 feet of another Residential Transient Rental Unit.
- E. No more than three (3) bedrooms per property shall be used for lodging in the Residential Transient Rental Units.
- F. Proprietors of the Bed and Breakfast Inn shall also be permanent residents of the property on which it is located. All area and yard requirements of the district must be met.
- G. An accurately drawn scaled plan shall be presented to the Board of Zoning Appeals at least (10) days prior to the meeting. The scaled plan shall show the location of the principal building, off street automobile parking, relationship to adjoining properties and surrounding land use, existing zoning of the proposed site, any required screening, and other information as be required by the Union City Board of Zoning Appeals.
- H. All applicable Federal, State and Municipal Codes, including fire, building and electrical codes, shall be complied with as a condition of approval by the Board of Zoning Appeals.

- I. Lodging of guests at the proposed Bed and Breakfast Inn shall be limited to no more than 31 days during any one stay.
- J. The Board of Zoning Appeals may also attach other conditions on the use of the structure or site, which will be necessary to carry out the intent of the Zoning Ordinance.
- K. No more than two (2) paid staff members/employees are permitted for Residential Transient Rental Units.

SECTION 2. BE IT FURTHER ORDAINED that this Ordinance shall take effect ten (10) days from and after its passage on second and final reading, and after publication in the official city newspaper.

CITY OF UNION CITY, TENNESSEE



Mayor

ATTEST



City Clerk

APPROVED AS TO FORM AND LEGALITY:



City Attorney

Publication:	July 23, 2018
Public Hearing;	August 7, 2018
Passed First Reading:	August 7, 2018
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